



CHELSEA ARTS TOWER

C O N D O M I N I U M

PRIME OFFICE SPACE IN THE HEART OF CHELSEA



Sixth Floor | Unit 6S

545 West 25th Street, New York, NY 10001

BESSEN
RETAIL

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EXCLUSIVE BROKER CONTACTS

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BESEN
RETAIL

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CHELSEA ARTS TOWER

C O N D O M I N I U M

Constructed in 2006, the Chelsea Arts Tower is a 20-story, Class A, glass, concrete and steel office condominium building.

The building features an attended lobby, two passenger elevators and an oversized freight elevator. Prominent occupants include Young Woo & Associates, Calvin Klein Studio, Glasshouse Chelsea, Pace Gallery, The Marlborough Gallery, and Glenn Fuhrman's Flagg Art Foundation.

The building was designed by Kossar & Garry, art world favorite Richard Gluckman and HOK.



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C O N D O M I N I U M

Sixth Floor | Unit 6S

Rent: \$12,750/month

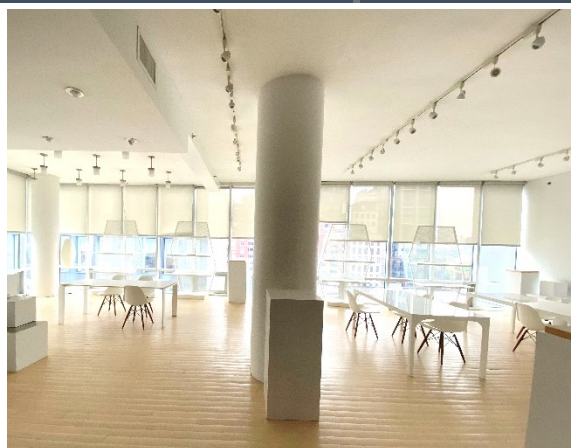
Price Per SF/Year: \$69.55/SF

Square Feet: 2,200 SF

- Office, gallery or showroom space
- Pop-up stores welcome
- Excellent art gallery district location
- Floor to ceiling windows with great views of the Hudson River
- Stunning entrance with attended lobby
- High speed FiOS connection
- Built with the finest touches
- High ceilings
- Key-locked passenger and freight elevators
- Space is turn-key and ready to go

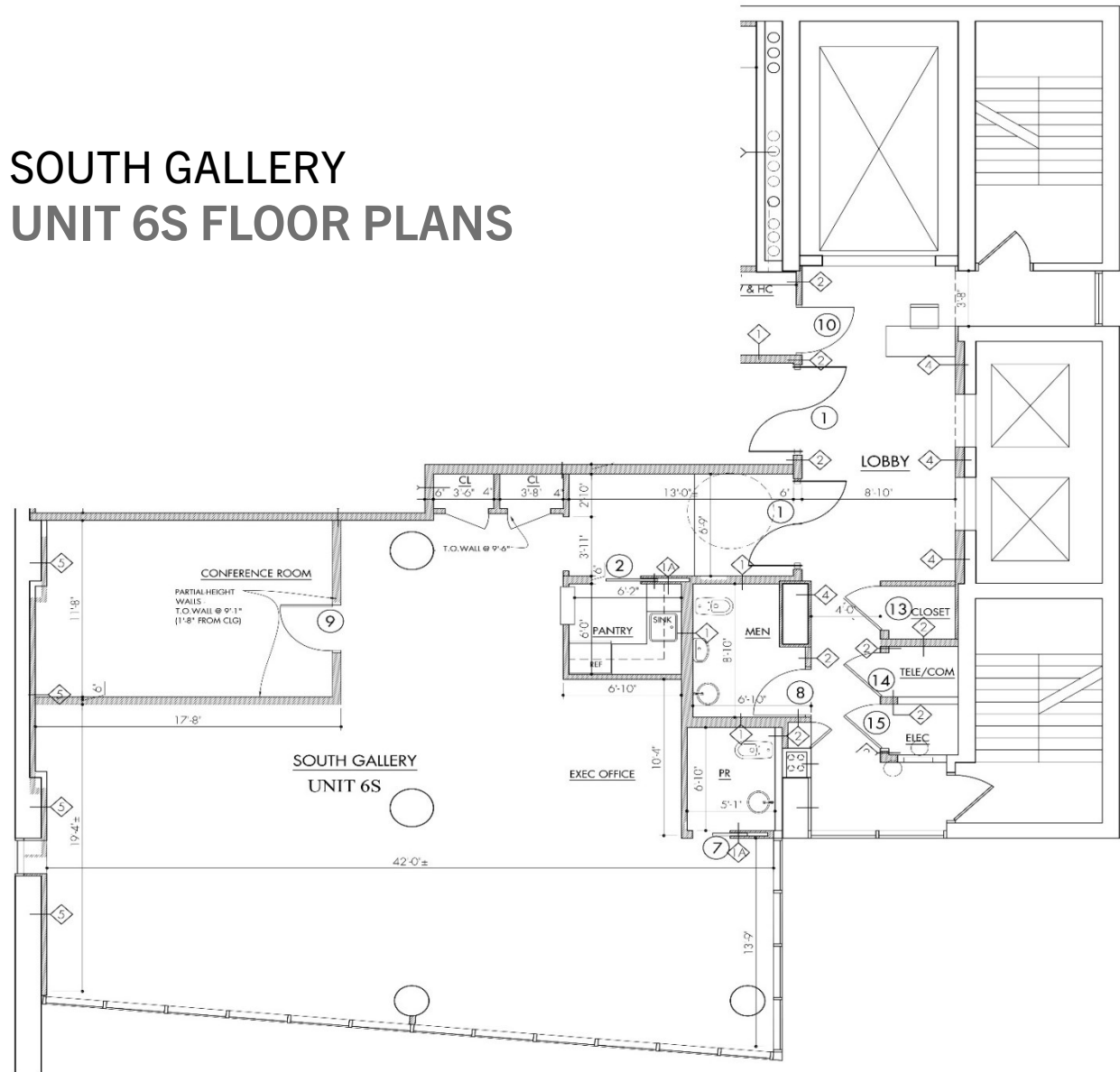


Located one block from the entrance to The High Line on 26th Street and less than three blocks from the entrance to the C and E subway station on 25th Street and Eighth Avenue.





SOUTH GALLERY UNIT 6S FLOOR PLANS



Marlborough

HIM
HIGH ITALIAN MANUFACTURING

 tripod design®

CHARGEURS PCC
FASHION TECHNOLOGIES

YOUNG WOO
YOUNG WOO & ASSOCIATES, LLC

GENERAL IDEA(S)


GLASSHOUSES

FLATRATE
MOVING

PACE

 ObvioHealth

The **FLAG** Art Foundation

Building Tenants:

Marlborough, Himco USA Inc., Tripod Design Inc, Chargeurs USA, Young Woo & Associates, The Flag Art Foundation, General Idea, Art Partners, Glasshouse Chelsea, FlatRate Moving, MiraRe LLC, Pace Gallery, and ObvioHealth

Neighbors:

Gagosian Gallery, 532 Gallery Thomas Jaeckel, Yossi Milo Gallery, SLAG & RX Galleries, Cheim & Read, Cavin-Morris Gallery, and Sears-Peyton Gallery

GAGOSIAN 532 GALLERY YOSSI MILO

SLAG

CHEIM
& READ

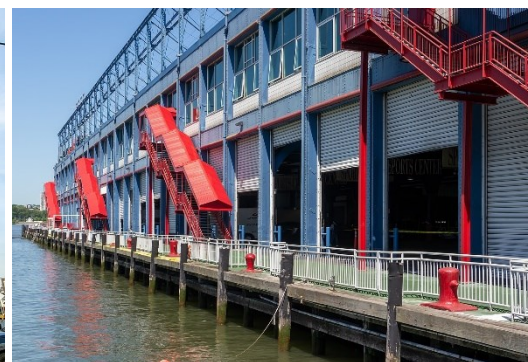
CAVIN-MORRIS GALLERY SEARS·PEYTON GALLERY

BESSEN
RETAIL

WELCOME TO CHELSEA

Chelsea is a neighborhood on the West Side of the borough of Manhattan in New York City. The area's boundaries are roughly 14th Street to the south, the Hudson River and West Street to the west, and Sixth Avenue to the east, with its northern boundary variously described as near the upper 20s or 34th Street, the next major crosstown street to the north. To the northwest of Chelsea is the neighborhood of Hell's Kitchen, as well as Hudson Yards; to the northeast are the Garment District and the remainder of Midtown South; to the east are NoMad and the Flatiron District; to the southwest is the Meatpacking District; and to the south and southeast are the West Village and the remainder of Greenwich Village. Chelsea is named after the Royal Hospital Chelsea in London, England.

The neighborhood is primarily residential, with a mix of tenements, apartment blocks, city housing projects, townhouses, and renovated rowhouses, but its many retail businesses reflect the ethnic and social diversity of the population. The area has a large LGBTQ population. Chelsea is also known as one of the centers of the city's art world, with over 200 galleries in the neighborhood. As of 2015, due to the area's gentrification, there is a widening income gap between the wealthy living in luxury buildings and the poor living in housing projects, who are, at times, across the street from each other.



THE HIGHLINE

The High Line is a 1.45-mile-long (2.33 km) elevated linear park, greenway and rail trail created on a former New York Central Railroad spur on the west side of Manhattan in New York City. The High Line's design is a collaboration between James Corner Field Operations, Diller Scofidio + Renfro, and Piet Oudolf. The abandoned spur has been redesigned as a "living system" drawing from multiple disciplines which include landscape architecture, urban design, and ecology. The High Line was inspired by the 4.7 km (2.9 mi) long Coulée verte (tree-lined walkway), a similar project in Paris completed in 1993.



The Whitney Museum of American Art opened its new building on Gansevoort Street, next to the south end of the High Line, in 2015.